

## PLANNING COMMISSION STAFF REPORT

### Rezone of Areas Between State Street and Main Street and 2000 South and 2100 South

Petition # PLNPCM2009-00345

### Zoning Map Amendment

August 25, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Mayor Ralph Becker

**Staff:**

Ray Milliner

[ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)

(801)535-7645

**Current Zone:**

Business Park (BP) and  
Commercial Corridor (CC)

**Master Plan Designation:**

Central Community

**Council District**

5 Jill Remington Love

**Community Council** Ballpark**Review Standards**

21A.50.050

**Notification**

- Notice mailed on August 13, 2010
- Published in Deseret News May 20, 2010
- Posted on City & State Websites August 13, 2010

**Attachments**

- A. Public Comment
- B. Use Tables and Qualifying provisions for RMU and RMU-45 zones.
- C. Central Community Master Plan
- D. Petition Initiation

### *Request*

Salt Lake City Mayor Ralph Becker has initiated a petition to rezone the areas between State Street and Main Street and approximately 2000 South and 2100 South from Business Park (BP) to RMU-45 and Commercial Corridor (CC) to RMU. The decision to initiate the change was based on the recommendations of the Central Community Master plan adopted in 2001, which states:

“Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.”

### *Options*

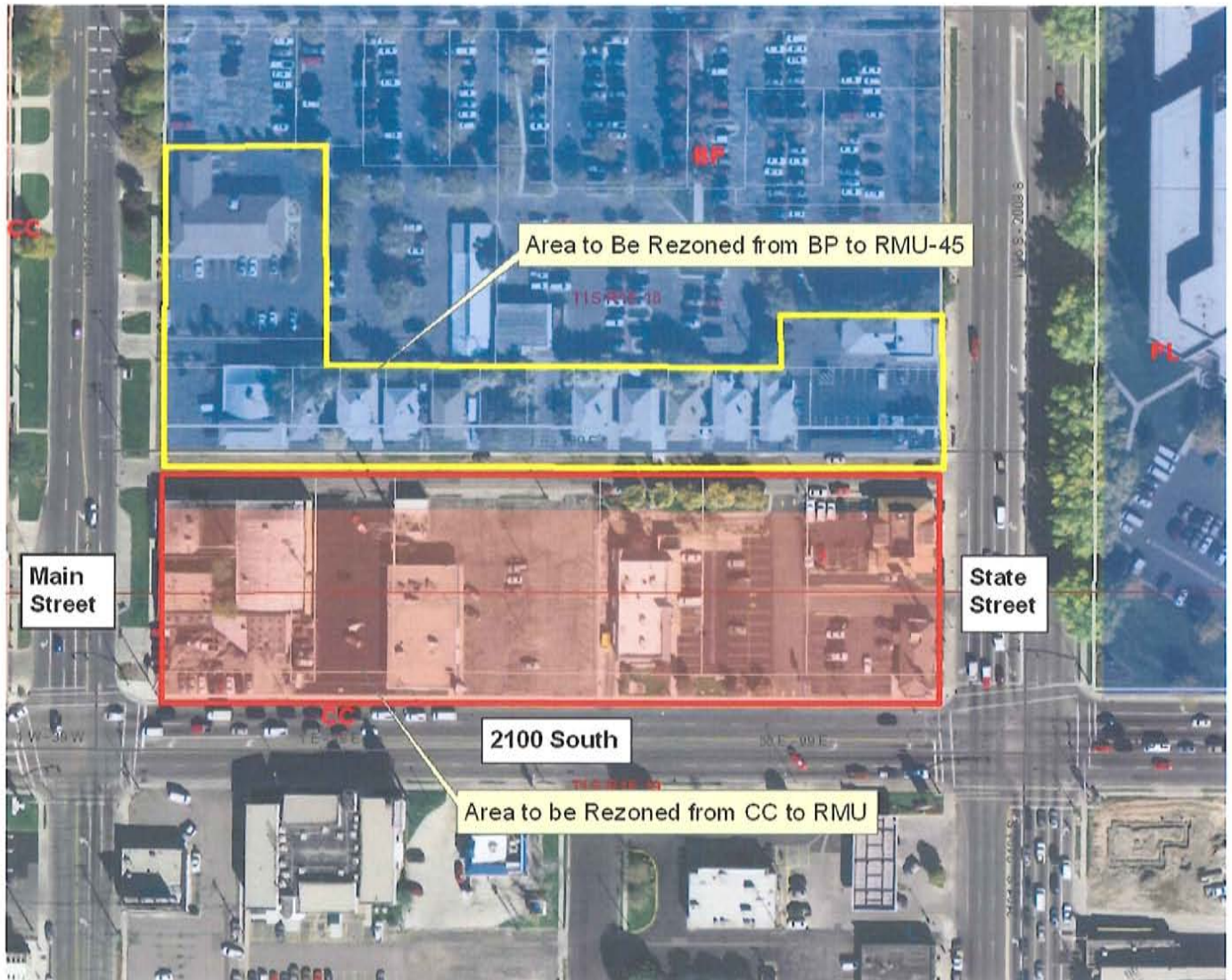
A summary of the proposed changes are featured on the exhibit below. These amendments are based on recommendations in the Central Community Master Plan. If the Commission would like to modify the proposal, then it will necessitate an amendment to the Master Plan. The following are possible options:

- Forward findings of approval for the proposed zoning map amendments to the City Council as proposed in the Central Community Master Plan.
- Direct staff to modify the proposed zoning map amendment and initiate a master plan amendment to accommodate the changes.
- Direct staff to abandon the zoning map amendment and leave the property zoned as is.

### *Recommendation*

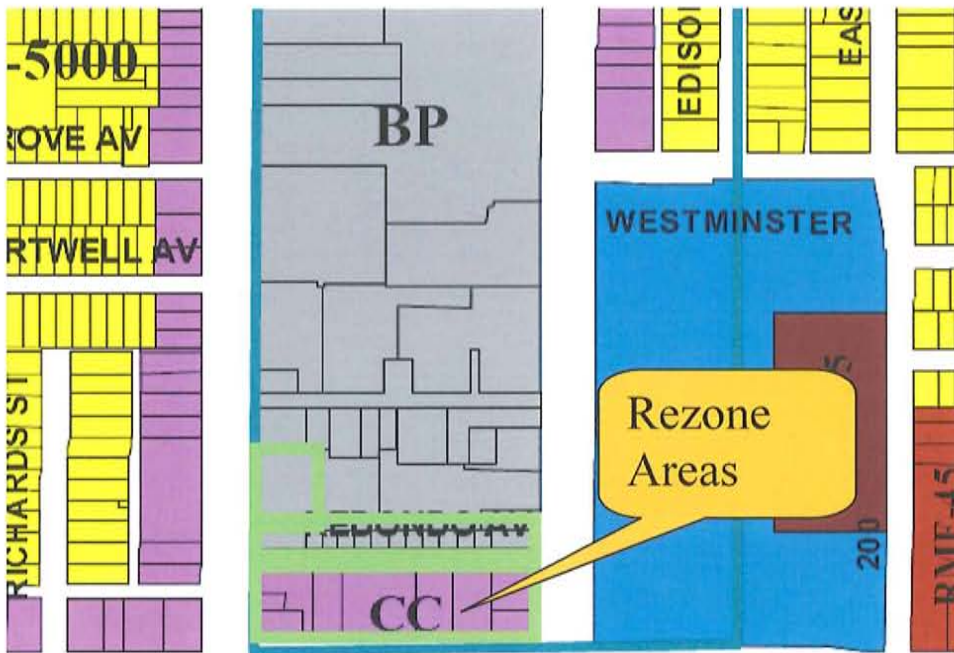
Staff recommends that the Planning Commission review the proposed zoning map amendment for the areas between State Street and Main Street and approximately 2000 South and 2100 South, take public comment and forward a positive recommendation to the City Council.

## Vicinity Map





## Current Zoning Map



## Central Community Future Land Use Map Area shown as Transportation Oriented Development



## ***Public Participation***

### **Community Council / Public Open House**

Because of the potential impacts of this project on the property owners as well as the neighboring properties, this project was reviewed at an open house, as well as by the Ballpark Community Council.

The project was reviewed by the Ballpark Community Council on May 7, 2009. Comments from the meeting were generally favorable, it was requested that the council be notified of any modifications or changes to the proposal. Comments from the Council are attached as exhibit D.

The project was also featured at a public open house on March 19, 2010. Three individuals attended the open house; each was interested in finding out what was happening with the project, but not in providing specific input.

Staff has discussed the rezone with property owners along the 2100 South section of the rezone. Both individuals have stated that they are concerned about the impact of the rezone on their businesses, as it will make the existing businesses legal nonconforming, and limit any future expansions or changes of use. Specifically, the owner of an existing restaurant would like to build an automotive repair shop, or expand the restaurant to have a drive through; neither use is allowed in the RMU zone.

Staff received a letter from one property owner stating that he is opposed to the project as he purchased the land specifically because of the zoning. If it changes, he believes that his property value will be negatively affected (letter attached as exhibit A).

## ***Project Information***

### ***Request***

This is a request to rezone the areas between State Street and Main Street and approximately 2000 South and 2100 South from Business Park (BP) and Commercial Corridor (CC) to Residential and Mixed Use zones. The decision to initiate the change was based on the recommendations of the Central Community Master plan adopted in 2001, which states:

“Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.”

**Proposed Zones:** The future land use map recommends that this area be rezoned to accommodate transit oriented development. These zones generally allow mixed use with multi-family residential and low impact commercial uses on the ground level. Staff has reviewed the project, and is recommending that the property be rezoned with the following designations:

**RMU Purpose** = reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial and small scale office uses. The section currently zone CC and facing 2100 South would received this designation. The RMU zone allows for a mix of uses,

**RMU – 45** Purpose = reinforce residential character of the area and encourage medium density residential containing supportive retail service commercial and small scale offices.

	<b>Allowed Height</b>	<b>Lot Coverage</b>	<b>Density</b>
<b>RMU</b>	75 feet for mixed use. 45 feet for nonresidential buildings	20% open space for mixed and residential uses	No minimum lot area required for multi-family structures.
<b>RMU – 45</b>	45 feet. Conditional use up to 75 feet. 20 feet for nonresidential uses	20% open space for mixed and residential uses	9,000 square feet for 3 units + 1,000 square feet for each additional unit up to 14 units. 21,000 square feet for 15 units + 800 square feet per unit up to one acre. For developments greater than one acre 1,000 square feet per unit.

## ***Background Information***

The proposed zoning map amendment is located at the southern edge of the Salt Lake City boundary, between Main Street and State Street. The property is bisected by Redondo Avenue at approximately 2050 South. The land is a mixed use area, with commercial establishments facing the large arterial streets and single family homes on the interior along Redondo Avenue. The northern portion of the property was incorrectly zoned BP, as part of the OC Tanner project a number of years ago.

The petition was initiated when a property owner at 2010 South State approached City officials with a proposal to redevelop his property. It was subsequently determined that because the property is currently zoned BP, no expansion of the property is allowed. It was further determined that the Central Community Master Plan calls for that entire area to be rezoned to accommodate transportation oriented development.

Consequently, Mayor Becker initiated a rezoning petition to rezone the entire area so that the zoning map mirrors the goals and policies in the Central Community Master Plan.

## ***Issue Analysis***

The proposed zoning map amendment is based upon recommendations, goals and policies adopted in the Central Community Master Plan. Policy makers determined that due to the availability of mass transit in the area (along a number of bus routes, and within easy walking distance of a light rail station), it would be appropriate to phase out the auto oriented development in the area and replace it with mixed use and residential zones. This policy is supported throughout the plan.

The goals and policies adopted in the Central Community Master Plan were influenced by the goals and policies featured in the Salt Lake City Downtown Plan, The Salt Lake City Design Element and Central City Master Plan each of which provides important direction on future development in the downtown fringe areas. They indicate that development in these areas should provide a buffer or transition from the higher densities downtown to the lower density residential neighborhoods by creating mixed use

neighborhoods with a higher density of residential. These neighborhoods should vary in height and density, while limiting the amount and types of commercial development allowed in the area.

## **BP to RMU – 45**

The current BP designation is problematic for property owners in the rezone area, as said zone requires that any development on site be at least 20,000 square feet in size, with a minimum lot width of 100 feet. None of the properties in the proposed rezone area meet the minimum requirements for development. Further, the purpose of the BP zone is to “provide a nuisance free, attractive environment for modern offices, light assembly and warehouse development.” None of the existing uses in the area meet this purpose.

As a result, properties are legal nonconforming, meaning they are allowed to continue operation in their current form, but any expansion or change of use (type of business) is limited. This nonconforming status makes it difficult for business and property owners to obtain loans from banks or to find new tenants.

Staff is recommending that the Planning Commission consider rezoning the area identified on the map on page 2 to RMU-45. This zoning designation will enable a mixture of residential and commercial uses that will take advantage of the public transportation, public services and commercial uses in the immediate area (see use table and qualifying provisions attached as exhibit C).

The commercial uses in the rezone area will remain nonconforming, as Banks, and restaurants are not allowed uses in the RMU-45 zone. Nonetheless, property owners will have the option of developing uses that are allowed in the zone whereas there is a very limited potential for new development under the BP zoning regulations.

## **CC to RMU**

The rezone of the CC areas is considered less of a priority, as the existing uses are allowed, and the property owners can develop or modify their property per the requirements of the Ordinance. Nonetheless, the Central Community Master Plan indicates that the zoning for the site should be modified to accommodate Medium Density Transit Oriented development. This will enable the construction of medium to high density residential properties with easy access to public transportation, service oriented commercial uses and recreation facilities. This type of development is seen on the south side of 2100 South (outside of the City limits in South Salt Lake).

If the zoning map is amended as proposed, these complying businesses will become nonconforming. For example, the automotive sales lot at the corner of Main and 2100 South is an allowed use in the CC zone, but not in the RMU zone. The goal is that these uses would eventually be replaced by the uses allowed in the RMU zone. Property owners have expressed a desire to keep the current zoning on the properties stating that the reason they purchased the land was specifically for the CC zoning designation.

**Discussion:** The zoning map amendments presented for your review reflect the recommendations made in the Central Community Land Use Map, the goals and policies contained in the Transit Oriented Development section of the plan contained on page 15, and the implementation strategies on page 21. Examples of each are featured as attachment D of this report. While reviewing the appropriateness of the proposed rezone, staff requests that the Planning Commission review the master plan, map, policies and implementation strategies and consider the following questions:

1. Are the zoning map amendments proposed by the Central Community Master Plan appropriate?
2. Are there any changes needed?
3. Will those changes require a modification to the master plan?

## **STANDARDS FOR GENERAL AMENDMENTS**

A decision to amend the text of the Zoning Ordinance or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors found in the Zoning Ordinance under Section 21A.50.50.13 for Zoning Amendments:

In making a decision to amend the zoning map, the city council should consider the following:

### **1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

**Analysis:** The purpose of this zoning map amendment is to match the zoning designation on the properties with the recommendations in the Central Community Master Plan. This amendment will enable development on the properties in the BP zone, as well as direct future development along 2100 South away from its current auto oriented uses toward the mixed pedestrian uses dreamed of in the master plan.

**Finding:** Staff finds that the proposed amendments to the Zoning Map are consistent with the purposes goals, objectives and policies of the various adopted planning documents.

### **2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;**

**Analysis:** The proposed changes to the zoning map will further the purpose statement of this chapter by matching the zoning on site with the recommendations of the Central Community Master Plan. The mixed use zones will enable walkable, sustainable development on site that takes advantage of the nearby bus and rail transportation systems. Further, modification of the BP zone to RMF-45 will enable development on these properties that otherwise would not be allowed. These modifications will enable development that is harmonious with the surrounding streetscape, and is consistent with the master plan.

**Finding:** Staff finds that the proposed changes to the Zoning Ordinance are consistent with the purpose statement of said chapter.

### **3. The extent to which a proposed map amendment will affect adjacent properties;**

**Analysis:** The properties within the proposed rezone area will experience a significant effect from the rezone, as the change from CC and BP to RMU-45 and RMU will direct future development away from auto oriented development to a mixed use transit oriented type development. Adjacent properties will experience little impact from the change. The OC Tanner property to the north is separated from the area by a large parking lot, and is a diurnal office use, with most activity taking place during the daylight

hours. The south, east and west are buffered from the site by the respective arterial streets between them.

**Finding:** The proposed change will have a minimal effect on adjacent properties.

**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Analysis:** The proposed amendments are not specifically tied to any overlay zoning district above and beyond the proposed amendments. All future development will be required to meet the minimum standards for development in its respective zone including applicable conditional uses. No exemption is featured in these amendments.

**Finding:** Staff finds that the proposed amendments will be consistent with all applicable overlay zoning districts as featured on the zoning map.

**5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.**

**Analysis:** The proposed rezone area is fronted on three sides by large arterial streets with all necessary water, sewer and emergency services adjacent. The site is located within easy walking distance of the 2100 South Trax Light Rail Station, providing individuals with access to downtown, various parks, and a number of shopping and recreation facilities.

**Finding:** The proposed rezone area has sufficient public facilities and services to warrant the proposed rezone.



***Attachment A***

Public Comment

July 16, 2009

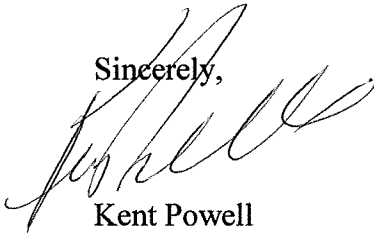
Dear Mr. Millner`

In regards to our conversation on June 6, 2009 about the proposed change of the zoning on the property I own. 2095 S Main St.

When I purchased the property a premium price was paid primarily because of the zoning, I think that any changes to the property zoning will affect me in the future if I decide to sell. It seems to me that you could enact some sort of conditional use zoning in the future if needed. I would not be opposed to that, but I am adamantly opposed to a permanent change in the zoning.

If I can be of any further assistance in this matter don't hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kent Powell', written in black ink.

Kent Powell

## Milliner, Ray

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**From:** Elizabeth Giraud [egiraud@utah.gov]  
**Sent:** Thursday, July 02, 2009 3:43 PM  
**To:** Milliner, Ray  
**Subject:** RE: Petition for zoning change near OC Tanner

Ray,

Thanks for responding. I am relieved to know that my favorite pizzeria is not on the chopping block, at least for a while.

Elizabeth

>>> "Milliner, Ray" <[Ray.Milliner@slcgov.com](mailto:Ray.Milliner@slcgov.com)> 7/2/2009 10:01 AM >>>  
Hello Elizabeth:

There are a couple of reasons for the rezone. The first is that the Curry in a Hurry owner wants to build a small commercial building in the area behind his restaurant, but he can't because he and all of the property owners north of Redondo are zoned Business Park (BP). The BP zone, among other things, requires a minimum of 5 acres for development, and is not appropriate for these smaller lots (I assume that they thought all of these properties would be absorbed into the OC Tanner property when it was originally created). The Second reason is that the master plan calls for all of this area to be zoned Mixed use to take advantage of trax and the proposed street car line. So, when Curry in a Hurry approached the Mayor's office for a rezone, it was determined that all of the area should be rezoned at the same time.

As far as I know, there are no plans to remove or alter or destroy the sun pizzeria.

Thanks for your interest. Please call (801)535-7645 if you have questions or comments.

Have a great day  
Ray Milliner

-----Original Message-----

**From:** Elizabeth Giraud [mailto:egiraud@utah.gov]  
**Sent:** Wednesday, July 01, 2009 6:32 PM  
**To:** Milliner, Ray  
**Subject:** Petition for zoning change near OC Tanner

Hi Ray.

Is the proposed zoning change for the properties south of OC Tanner between State and Main in response to a proposed or anticipated project?  
Why Mixed Use in this location?

I don't want anything to happen to the Rusted Sun Pizzeria.

Thank you.

Elizabeth Giraud, AICP

## OPEN HOUSE

### Zoning Amendment From BP and CC to RMU Between State Street and Main Street and 200 South and 2100 South

#### ATTENDANCE ROLL

July 16, 2009

Please print clearly, as this information will be attached to the subsequent staff report. Thank you.

PRINT NAME <u>Nick</u>	PRINT NAME _____
ADDRESS <u>8095 S. main</u>	ADDRESS _____
ZIP CODE <u>84115</u> <u>nick @ all seasons auto sales. com (chap 38)</u>	ZIP CODE _____
PRINT NAME <u>ROLAND JACQUES</u>	PRINT NAME _____
ADDRESS <u>59 REDONDO AVE</u>	ADDRESS _____
ZIP CODE <u>84115</u> <u>BERMOJ@MSN.COM</u>	ZIP CODE _____
PRINT NAME <u>Krystyn Bailey</u>	PRINT NAME _____
ADDRESS <u>59 Redondo Ave</u>	ADDRESS _____
ZIP CODE <u>84115</u>	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____



***Attachment B***

Use Table and Qualifying Provisions for RMU and RMU-45 Zones

uses shall be limited by subsections E1 and E2 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized as conditional uses, subject to the requirements of chapter 21A.54, "Conditional Uses", of this title; and provided, that the proposed conditional use is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: One story or twenty feet (20'), whichever is less.

2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: One floor.

- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.
- G. Landscape Yards: All front and corner side yards provided, up to fifteen feet (15') in depth, shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.
- H. Landscape Buffers: Where a lot in the R-MU-35 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 71-04 § 1 (Exh. A), 2004)

**21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:**

- A. Purpose Statement: The purpose of the R-MU-45 residential/mixed use district is to implement the objectives of the applicable master plan through district regulations that reinforce the residential character of the area and encourage the development of areas as medium density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses.
- B. Uses: Uses in the R-MU-45 residential/mixed use district, as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

- C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 to 14)	9,000 square feet <sup>1</sup>	50 feet
Multi-family dwellings (15 or more)	20,000 square feet <sup>1</sup>	80 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet per unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	4,000 square feet	50 feet
Twin home dwellings	3,000 square feet per unit	20 feet
Two-family dwellings	6,000 square feet	40 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

**Qualifying Provisions:**

1. 9,000 square feet for 3 units, plus 1,000 square feet for each additional dwelling unit up to and including 14 dwelling units. 21,000 square feet for 15 units, plus 800 square feet for each additional dwelling unit up to 1 acre.

For developments greater than 1 acre, 1,000 square feet for each dwelling unit is required.

A modification to the density regulations in subsection 21A.24.170D of this chapter may be granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54, "Conditional Uses", of this title and supported by the applicable master plan. Such conditional uses shall also be subject to design review.

**D. Minimum Yard Requirements:**

**1. Single-Family Detached Dwellings:**

a. Front yard: Fifteen feet (15').

b. Corner side yard: Ten feet (10').

c. Interior side yard:

(1) Corner lots: Four feet (4').

(2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.

d. Rear yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

**2. Single-Family Attached, Two-Family And Twin Home Dwellings:**

a. Front yard: Minimum five feet (5'). Maximum fifteen feet (15').

b. Corner side yard: Minimum five feet (5'). Maximum fifteen feet (15').

c. Interior side yard:

(1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').

(2) Two-family:

(A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.

(B) Corner lot: Four feet (4').



(3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.

d. Rear yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Multi-Family Dwellings And Any Other Residential Uses:

a. Front yard: No setback is required. Maximum fifteen feet (15').

b. Corner side yard: No setback is required. Maximum fifteen feet (15').

c. Interior side yard: No setback is required.

d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Nonresidential Development:

a. Front yard: No setback is required. Maximum fifteen feet (15').

b. Corner side yard: No setback is required. Maximum fifteen feet (15').

c. Interior side yard: No setback is required.

d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

5. Legal Conforming Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

6. Landscaping: For multiple-unit residential uses, nonresidential and mixed uses, no yards or landscaped setbacks are required; however any setback provided, up to fifteen feet (15'), shall be landscaped. If parking is located in the front or corner side yard of the building, then a fifteen foot (15') landscaped setback is required.

7. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and

uses shall be limited by subsections E1 and E2 of this section. Buildings taller than forty five feet (45'), up to a maximum of seventy five feet (75'), may be authorized as conditional uses, subject to the requirements of chapter 21A.54, "Conditional Uses", of this title; and provided, that the proposed conditional use is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: One story or twenty feet (20'), whichever is less.

2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: One floor.

- F. Minimum Open Space: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.
- G. Landscape Yards: All front and corner side yards provided, up to fifteen feet (15') in depth, shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.
- H. Landscape Buffers: Where a lot in the R-MU-45 district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 71-04 § 2 (Exh. B), 2004)

**21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:**

- A. Purpose Statement: The purpose of the R-MU residential/mixed use district is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.
- B. Uses: Uses in the R-MU residential/mixed use district as specified in section 21A.24.190, "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter are permitted subject to the

general provisions set forth in section 21A.24.010 of this chapter and this section.

- C. **Planned Development Review:** Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of section 21A.54.150 of this title.
- D. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	No minimum lot area required	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet

Land Use	Minimum Lot Area	Minimum Lot Width
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front yard: Fifteen feet (15').
- b. Corner side yard: Ten feet (10').
- c. Interior side yard:
  - (1) Corner lots: Four feet (4').
  - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
- d. Rear yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family And Twin Home Dwellings:

- a. Front yard: Fifteen feet (15').
- b. Corner side yard: Ten feet (10').
- c. Interior side yard:
  - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
  - (2) Two-family:
    - (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.
    - (B) Corner lot: Four feet (4').



Appeal of administrative decision is to the planning commission.

- F. **Maximum Building Height:** The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized as conditional uses, subject to the requirements of chapter 21A.54, "Conditional Uses", of this title; and provided, that the proposed conditional use is located within the one hundred twenty five foot (125') height zone of the height map of the east downtown master plan.
1. Maximum height for nonresidential buildings: Three (3) stories or forty five feet (45'), whichever is less.
  2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
- G. **Minimum Open Space:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.
- H. **Landscape Yards:** All front and corner side yards provided shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.
- I. **Landscape Buffers:** Where a lot in the R-MU district abuts a lot in a single-family or two-family residential district, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.
- J. **Entrance And Visual Access:**
1. **Minimum First Floor Glass:** The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The

requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

9. **Parking Setback:** Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section 21A.59.060 of this title.

(3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.

d. Rear yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.

3. Multi-Family Dwellings And Any Other Residential Uses:

a. Front yard: No setback is required.

b. Corner side yard: No setback is required.

c. Interior side yard: No setback is required.

d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Nonresidential Development:

a. Front yard: No setback is required.

b. Corner side yard: No setback is required.

c. Interior side yard: No setback is required.

d. Rear yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

8. Maximum Setback: A maximum setback is required for at least twenty five percent (25%) of the building facade. The maximum setback is ten feet (10') greater than the minimum setback or fifteen feet (15') if no minimum setback is required. Exceptions to this

planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may approve a modification to this requirement, if the planning director finds:

a. The requirement would negatively impact the historic character of the building,

b. The requirement would negatively impact the structural stability of the building, or

c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the planning commission.

2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection J1 of this section.

3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.

- K. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, the poles for parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. (Ord. 3-05 § 4, 2005; Ord. 26-95 § 2(12-16), 1995)



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## 21A.24.190: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend: C = Conditional P = Permitted

Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Residential:																			
Accessory guest and servants' quarters																			
Accessory uses of accessory lots																			
Assisted living facility, large												C	P	P		C	P	P	P
Assisted living facility, small				C	C	C	C			C	C	P	P	P	P	P	P	P	P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)																			
Group home, large (see section 21A.36.070 of this title)											C	C	C	C	C	C	C	C	C
Group home, small (see section 21A.36.070 of this title)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Mixed use develop- ments, including residential and other uses allowed in the zoning district															P <sup>1</sup>	P	P	P	P
Multiple-family dwellings											P	P	P	P	P	P	P	P	P
Nursing care facility (see section 21A.36.060 of this title)													P				P	P	
Resident healthcare facility/ (see section 21A.36.040 of this title)											P	P	P	P	P	P	P	P	P
Residential substance abuse treatment home, large																			
Residential substance abuse treatment home, small															P	P	P	P	P
Rooming (boarding) house													C	C	C	C	C	C	C
Single-family attached dwellings									P		P	P	P	P		P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Municipal service uses, including city utility uses and police and fire stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Offices, excluding medical and dental clinics and offices													C	C	C <sup>4</sup>	C	C	C <sup>3</sup>	C <sup>6</sup>
Recreation, cultural and entertainment:																			
Art galleries															P	P	P	P <sup>3</sup>	P
Art studio															P	P	P	P	P
Community and recreation centers, public and private on lots less than 4 acres in size																			P
Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter	C	C	C	C	C	C	C		C	C	P	P	P	P	P	P	P	P	P
Dance studio															P	P	P	P <sup>3</sup>	
Live performance theaters															C	C	C	C	C
Movie theaters															C	C	C	C	C

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Transitional treatment home, large (see section 21A.36.090 of this title)													C	C			C	C	C
Transitional treatment home, small (see section 21A.36.090 of this title)												C	C	C			C	C	C
Transitional victim home, large (see section 21A.36.080 of this title)													C	C			C	C	C
Transitional victim home, small (see section 21A.36.080 of this title)												C	C	P			C	P	P
Twin home dwellings							P		P	P	P	P				P	P	P	P
Two-family dwellings							P		P	P <sup>2</sup>	P	P			P	P	P	P	P
Office and related uses:																			
Financial institutions with drive-through facilities																			
Financial institutions without drive-through facilities																P	P	P <sup>3</sup>	P <sup>6</sup>
Medical and dental clinics and offices													C	C	C	C	C	C <sup>3</sup>	C <sup>6</sup>

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Retail service establishments															P <sup>4</sup>	P	P	P <sup>3</sup>	
Institutional:																			
Adult daycare center																P	P	P	P
Child daycare center														P	P	P	P	P	P
Governmental uses and facilities															C	C	C	C	P <sup>6</sup>
Library	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	C	P	
Music conservatory															P	C	C	P	
Nursing care facility (see section 21A.36.060 of this title)													P	P			P	P	
Places of worship on lots less than 4 acres in size	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Schools, professional and vocational															P <sup>4</sup>	C	C	P <sup>3</sup>	P <sup>6</sup>
Seminaries and religious institutes				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial:																			
Laboratory, medical, dental, optical																		P <sup>3</sup>	

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Natural open space and conservation areas on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parks and playgrounds, public and private, less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Pedestrian pathways, trails and greenways	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Private clubs/tavern/ lounge/brewpub; 2,500 square feet or less in floor area																		C <sup>6</sup>	
Retail sales and service:																			
Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title															C	C	C	C	
Health and fitness facility															C	C	C	C	
Liquor store																			
Restaurants, without drive-through facilities																		P <sup>3</sup>	
Retail goods establishments															P <sup>4</sup>	P	P	P <sup>3</sup>	

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Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	FO
Plant and garden shop, with outdoor retail sales area																			
Miscellaneous:																			
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast															P	P	P	P	P
Bed and breakfast inn															P		P	P	P
Bed and breakfast manor																		P	
House museum in landmark sites (see subsection 21A.24.010T of this chapter)	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter)	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C <sup>5</sup>
Park and ride parking, shared with church parking lot on arterial street																			



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		Permitted And Conditional Uses, By District Residential Districts																	
Use	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
Parking, off site facilities (accessory to permitted uses)																			
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)																C	C	C	C
Public/private utility buildings and structures <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>		P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5,7</sup>
Public/private utility transmission wires, lines, pipes and poles <sup>5</sup>	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Reuse of church and school buildings																			
Veterinary offices																		P <sup>3</sup>	P <sup>6</sup>
Wireless telecommunications facilities (see table 21A.40.090E of this title)																			

## Qualifying Provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection 21A.24.170E of this chapter.
4. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter.

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# TRANSIT-ORIENTED DEVELOPMENT (TOD)

## INTRODUCTION

**T**ransit-Oriented Development (TOD) is a land use and urban design approach that emphasizes a mix of land uses with pedestrian access located near light rail stations. Mixed land uses include residential, retail, office, cultural, institutional, and open space. Transit-oriented development districts create a walkable environment that encourages residents and employees to use modes of transit other than the automobile.

The goal of this approach is to mitigate the environmental impacts of the private automobile by reducing the cumulative vehicle miles traveled. TOD districts improve the quality of life in urban areas and may influence suburban commuters to move back into the Central Community. In the long term, this type of development can help reduce negative impacts of future regional growth on the environment, the quality of water and air, the availability of open space, and the cost of land development.

TOD can assist in revitalizing neighborhoods in the Central Community, especially when retail, residential, and office uses are combined to support existing neighborhood characteristics. Urban design requirements need to focus on pedestrian orientation and scale.

## Transit-oriented development designations

Transit-oriented development districts within the Central Community have three designations: low-density, medium-density, and high-density. The Future Land Use map, on page 27, shows locations where these districts are supported by this master plan. In all designations, where conflicts between the transit-oriented district and historic district overlay regulations occur, the historic overlay requirements govern.

**Low-density transit-oriented development:** The emphasis of low-density TOD design and land use (light sage green on map) relates to existing lower residential density and neighborhood commercial land uses. This low intensive development should assure compatibility in neighborhoods with established low-density characteristics. Medium intensive land uses, such as daycare centers, may be appropriate near the light rail station. Implementing low-density TOD areas may include development of accessory units in the rear yards of low-density residential land uses as well as small businesses that can be operated out of a residential structure. Structures should remain in scale with the low-density neighborhood. Zoning designations should include regulations to ensure compatibility in these areas. Low-density transit-oriented development supports residential uses with a density ranging from 1-20 dwellings per acre.

**Medium-density transit-oriented development:** The design emphasis for medium-density TOD (medium sage green on map) is compatibility with existing medium- and low-density residential and commercial development. Higher intensive uses may be located near light rail stations where applicable. Medium-density TOD areas include a mix of ground level retail or office space components with multi-story residential development above the ground floor levels. These areas must also have limits on the amount of space

allocated for non-residential land uses. Individual solely residential land uses could remain within the TOD area. Building height maximums would be regulated by the zoning designations. Medium-density transit-oriented development supports residential land uses with a density range of 10-50 dwelling units per acre.

**High-density transit-oriented development:** High-density TOD (dark sage green on map) is the same concept as medium-density TOD except at a greater scale. These areas are in centers of high population where pedestrians are more concentrated. Building heights are established for high density and higher intensity office or commercial uses. They have a maximum of three floors of office or retail space with multiple floors of residential uses above. The intent is to create a revived downtown and strengthen the livability of the Central Community. High-density transit-oriented development supports residential land uses with a density range of 50 or more dwellings per acre.

The transit-oriented development land use designations are shown on the Central Community.

## Community input on Transit-Oriented Development

### TOD impacts on residential neighborhood character

The TOD districts could increase residential densities without consideration of the existing neighborhood characteristics. Assembling property and removing residential structures can change the character of the neighborhood. In addition higher densities will change the demand for various types of services in residential neighborhoods.

### TOD areas may attract too much commercial development

Commercial land uses could easily monopolize the land use in TOD districts to the detriment of residential uses.

### Existing mixed use regulations do not require property owners to build the residential component of mixed use

Although the City should be able to enforce true mixed use in mixed use areas, City codes allow property owners to build for a single land use. In the existing Residential Mixed Use (R-MU) and Residential Office (R-O) zoning districts, most property owners have built either all residential or all commercial buildings, rather than mixing them within the same project. All too frequently, the result is an overabundance of commercial buildings.

### Type and quality of housing permitted in the TOD districts

The Central Community Master Plan should address the concentration and variety of housing types and housing stock that will be allowed in TOD districts. This issue is addressed in the Residential Land Use Chapter.

## Future Transit-Oriented Development land use changes

The transit oriented development land use classifications will be implemented through the development of transit corridor zoning districts. These districts will be developed to implement the three levels of TOD land use designations. The purpose of each district will be to provide an environment for efficient and attractive transit and pedestrian oriented development to a scale that is appropriate to the land use designation and existing development character.

Preserving the historic fabric of existing neighborhoods is a high priority within Transit-Oriented Development areas. The TOD approach must generate multi-family housing units on commercial properties

without negatively impacting historic neighborhood characteristics. As growth in the non-residential areas evolves into more mixed use, the historic residences adjacent to the TOD areas will be protected. Rehabilitating residential structures to create new multiple dwelling units in the historic districts can attract residents who want to be near transit services.

Future light rail lines are planned to connect to the intermodal hub at 600 West and 200 South and extend along North Temple to the Airport. Potential future light rail stops planned at Main Street and 700 South and at 200 West and 900 South should be evaluated for TOD suitability. The existing and future light rail lines and stations and the commuter and intermodal hub locations are depicted on the Central Community TOD map on page 66.

### West Temple Gateway

The West Temple Gateway area extends from 700 South to the 900 South Interstate off ramp and from 300 West to West Temple and includes the 200 West / 900 South future light rail stop.

The West Temple Gateway area is part of a redevelopment project area created in 1987, which included two revitalization concept plans. These are not adopted policy plans but resource documents. The 1994 plan identified alternative concepts ranging from low-density residential infill to Big Box retail uses. A second analysis in 2001, after the light rail line was constructed, provided an Illustrative Plan that proposes a mixed use transit-oriented neighborhood containing residential, retail, office, and industrial land uses. Development of a West Temple Gateway small area master plan will provide detailed development guidelines for this area.

## Transit Oriented Development goal

Establish the benefits of Transit-Oriented Development through land use designations, design guidelines, zoning, and public funding.

## Transit Oriented Development policies

Transit-Oriented Development policies fall into these general categories: location and variety of land use.

### Location

**Policy TOD-1.0** Based on the Future Land Use map, establish Transit-Oriented Districts with a range of land use densities.

### Variety of land use

**Policy TOD-2.0** Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.

- TOD-2.1** Support a variety of low-, medium- and high-density residential uses around light rail stations in TOD districts, based on the Future Land Use map designations.
- TOD-2.2** At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as destination points.
- TOD-2.3** Encourage a variety of commercial uses that share the same clientele and patrons. For example, movie theaters provide a clientele to patronize restaurants, arcades, and retail businesses.

# ACCESS AND MOBILITY

## INTRODUCTION

**A**ccess and mobility within the Central Community, with careful mitigation of impacts, is very important to the health, vitality, quality of life, and economic development potential of the Central Business District and Central Community neighborhoods. Future policy changes will require knowledge of land use impacts and pedestrian, bicycle, and vehicle movement needs in order to maintain a quality living environment.

The Central Community Master Plan focuses on three types of mobility: pedestrian, vehicular (including motorized and bicycles), and transit (light rail and bus).

## Pedestrian movement

Pedestrian accessibility to commercial, medical, educational, park, recreation, and communal or religious activities help define a neighborhood and the quality of living in a community. Pedestrian mobility is a priority within the Central Community. Streets should

allow children, senior adults and those with disabilities to access destination points without being threatened by vehicular movement.

However, the large scale of the Central Community street block system creates unique challenges for pedestrian mobility. The distance from one block to the next is intimidating and traversing the wide streets with several lanes of traffic can be dangerous.

The City blocks are larger than most urban cities that have very dense and intense urban areas in their core downtowns. Salt Lake City has the opportunity to learn from other cities about the pros and cons of smaller city blocks. These issues will be addressed over time as pedestrian needs are designed into infill development.

The Central Community's Downtown area offers many design opportunities for pedestrian amenity. Future infill construction, open space, and pedestrian corridors can be created to make Downtown more accessible for the pedestrian. The document, Towards a Walkable Downtown, identifies how to rebuild pedestrian friendly areas in Downtown in order to return to more walkable lifestyles.

## Vehicle movement

In general, vehicle transportation corridors in the Central Community have large right of way widths that

may accommodate eight travel lanes on major arterial streets. The Central Community also has narrow residential streets, sometimes not wider than 12-feet, that provide access to inner block neighborhoods.

There are advantages and disadvantages to wide rights of way. Advantages include accommodating greater traffic volume in the Central Business District, accommodating alternative modes of transportation sharing the same right of way, and providing opportunity for greater land use density and intensity. Disadvantages include increased traffic congestion, difficulty in providing safe pedestrian crossings, and use conflicts that are incompatible with high traffic volume streets, the tendency of wider streets to support higher travel speeds and the unattractive aesthetics of wide streets. The Salt Lake City Transportation Master Plan emphasizes the reduction of travel time and vehicle miles traveled and the reduction of air pollution.

## Bicycle movement

The Master Plan supports development of elegant, safe, inviting bicycle movement in the Central Community for both recreation and commuting purposes. Salt Lake City has an existing bicycle route designation map in the City's Transportation Division Pedestrian and Bicycle Master Plan.



## IMPLEMENTATION MEASURES

Implementation measures for the Central Community Master Plan are applicable either community-wide or to a specific neighborhood. The agencies involved are within City departments as well as outside agencies. The Housing and Neighborhood Development Division (HAND), Transportation Division, Redevelopment Agency (RDA), Planning Division, the Arts Council, Business Services, Building and Permits, and the development review and zoning compliance staff are all part of the Community and Economic Development Department (CED) of the City.

### FUTURE LAND USE MAP AND FUTURE SPECIFIC PLANS

IMPLEMENTATION	APPLICABLE AREA	AGENCIES INVOLVED	TIME FRAME
1 Zoning: Review the zoning district map and initiate and process appropriate zoning petition changes to make the zoning district map consistent with the Future Land Use map of the Central Community Master Plan.	Community-wide	Planning	1 year
2 Specific Plans: Subject to funding and staff availability, develop the following plans as warranted: a. 1100 East Street Residential Business zoning district small area plan. b. West Temple Gateway Plan. c. Salt Lake Community College expansion area. d. State Street corridor plan. e. 450 South small area plan. f. 900 South between 200 and 500 East Residential Business zoning district small area plan. g. Central Community Neighborhood small area plan.	Community-wide	Planning	1 year

### RESIDENTIAL LAND USE

1 Financing Improvements: Continue and develop programs that assist development of rental and owner-occupied affordable housing, residential rehabilitation and neighborhood improvement programs.	Community-wide	RDA, HAND, Planning	On-going
2 Housing Location: Evaluate distribution and spacing of independent senior, assisted and elderly care residential facilities. Such facilities should be located near accessible commercial retail sales and service land uses and mass transit stops or stations.	Community-wide	HAND, Planning	Every 5 years
3 Housing Opportunity: Consider site-specific land use studies and plans for residential infill development areas including targeting specific residential areas for block redesign and/or infrastructure improvements.	Community-wide	RDA, HAND, Planning	On-going, Every 5 years
4 Housing Opportunity: Create a separate TOD zoning district that includes residential land use and urban design regulations to support transit and pedestrian developments.	People's Freeway Central City & East Central North	Planning	1-5 years
5 Zoning Investigation: Map conditional use locations and evaluate to determine the appropriate threshold of conditional uses that indicate a cumulative impact in residential neighborhood areas. Evaluate the concentration and spacing of conditional uses with respect to neighborhood impacts and protection of the housing stock.	East Central North & Central City	Planning	1-5 years
6 Zoning Investigation: Review mixed use zones to consider requiring a residential host and encouraging community-oriented land uses integrated with residential projects and to consider combined living and professional office units throughout the same building.	Gateway & Central City	Planning	1-5 years

### COMMERCIAL LAND USE

1 Zoning Analysis: Evaluate neighborhood commercial nodes to determine appropriate design guidelines and amend zoning regulations and maps appropriately. Implement a neighborhood commercial node program that addresses land use, design, infrastructure, funding assistance and boundaries relevant to neighborhood commercial and residential growth patterns.	Community-wide	Planning	1-5 years
2 Land Development: Evaluate and amend City ordinances to encourage the use of transfer of development rights, first right of refusal (city authority), and density bonus incentives.	Community-wide	Planning, City Attorney	1-20 years

### INSTITUTIONAL LAND USE

1 Zoning: Review zoning regulations to allow institutional, cultural and entertainment facilities within Transit Oriented Development areas to create destinations and increase accessibility.	People's Freeway, Central City & East Central Community	Planning	1-5 years
2 Community Outreach: Improve and encourage communication processes for neighborhoods abutting college campuses to address issues relating to campus expansion. Work with colleges and universities to develop campus master plans and programs.	Community-wide	Business Services, Planning	On-going
3 Community Outreach: Encourage review of medical and clinic expansion projects and other institutional land uses with neighborhood organizations.	Community-wide	Planning	On-going
4 Parking: Evaluate zoning and code enforcement policies to resolve parking issues for institutional land uses through alternative and shared parking programs.	Community-wide	Planning, Business Services	On-going
5 Institutional Re-use: Investigate vacant or abandoned institutional uses for potential conversions to open space or residentially compatible land uses.	Community-wide	Planning	On-going

### PARKS, OPEN SPACE AND RECREATION

1 Program: Support a long-range park construction schedule to implement a Parks and Recreation Master Plan for the Central Community.	Community-wide	Planning, Public Services, Engineering	1-5 years
2 Program: Encourage Community Councils to implement public participation programs that include plant-a-tree, playground equipment placement, and park maintenance.	Community-wide	Community Affairs, Public Services	1-5 years
3 New Park: Explore options with the State regarding abandoned freeway corridors and excess right-of-way.	People's Freeway & Gateway	Planning, Property Management, RDA	5-20 years
4 Future Project: Consider opportunities to protect and bring City Creek to the surface between the Central Business District and the Jordan River.	Gateway & Downtown	Planning, Public Utilities, Engineering, Public Services	5-15 years
5 Future Project: Improve the linear park along the west side of 700 East between 1300 South and 2100 South.	Gateway & Downtown	Planning, Public Services	5-15 years

### TRANSIT-ORIENTED DEVELOPMENT

1 Codes: Create Transit Oriented Development zoning regulations and apply to the transit areas depicted on the Future Land Use map.	Community-wide	Planning	1-5 years
2 Land Use: Develop pedestrian amenities in high-density areas near light rail stations.	Community-wide	Planning, Transportation	On-going
3 Tracking/Monitoring: Review regulations where historic districts and Transit Oriented Development districts coexist to ensure appropriate preservation.	Community-wide	Planning, Public Services, Services, RDA	On-going

### ACCESS AND MOBILITY

1 Administration: Incorporate the Transportation Master Plan policies during the site plan review process.	Community-wide	Transportation, Planning, RDA	On-going
2 Administration: Incorporate the Bicycle and Pedestrian Master Plan policies during site plan review of development applications. Continue to develop bike paths and trails on 300 East, 800 and 1300 South, and 200 West.	Community-wide	Transportation, Planning, Public Utilities	On-going
3 Design: With new development encourage the construction of direct pedestrian pathways and/or pedestrian zones to connect with neighboring land uses, parking lots and mass transit.	Community-wide	Planning, Public Planning, RDA, Engineering, Transportation	On-going

***Attachment D***  
Photographs of Site



2106 So. looking West





# 2100 S. Looking East





# *Main St. looking North*





# State St. Looking South





# Redondo Ave





# Redondo Ave.







# Petition Initiation Request

Planning Division  
Community & Economic Development Department

**To:** Mayor Becker

**From:** Wilf Sommerkorn, Planning Director *WS*

**Date:** March 19, 2009

**CC:** Frank Gray, Community & Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Pat Comarell, Assistant Planning Director; Cheri Coffey, Planning Manager; file

**Re:** Initiate Petition to amend the Central City Zoning Map for properties south of OC Tanner between approximately 2000 South and 2100 South between Main and State Streets.

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This memo is to request that you initiate a petition requesting the Planning Division analyze the appropriateness of amending the Central Community Zoning Map for approximately 24 parcels of land in the Central Community. On January 8, 2009, at a presubmittal meeting with Planning Staff members, the owner of property at approximately 2010 South State Street (Curry in a Hurry) presented information relating to a request to build a small retail building on his property. The property is directly south of the OC Tanner property which extends between Main and State Street between approximately 1800 South and 2000 South. The OC Tanner property, which is a jewelry fabrication use and zoned Business Park (BP) is on approximately twenty-two acres of land. All of the properties south of OC Tanner to the north side of Redondo Street are zoned BP. The BP zoning district requires 20,000 square feet for lot size with a minimum 100 foot lot width and requires a large amount of landscaping to ensure a campus like setting. This zoning district is neither consistent with the existing land use development south of the OC Tanner property nor the Central Community Master Plan's future land use map.

Staff noted this discrepancy with the applicant and stated that rezoning the property for a mixed use zoning district would comply with the Master Plan. Because the zoning issue affects more than just one property, Staff is recommending that the City initiate a petition to

analyze the appropriateness of rezoning all of the properties between Main and State Streets from approximately 2000 South to 2100 South to be consistent with the master plan. This would include rezoning approximately 15 properties from BP to an appropriate mixed use zone and approximately nine (9) parcels from Commercial Corridor (CC) to an appropriate mixed use zone. Another option would be to just rezone those properties zoned BP to a mixed use zone and not rezone the Commercial Corridor properties at this time.

It should also be noted that when the Central Community Master Plan was adopted in November 2005, the City did not subsequently rezone properties to be consistent with the policies of the Future Land Use Map. This rezoning process would help implement a part of the adopted master plan policies (for this area).

As part of the process, the Planning Staff will contact all of the affected property owners about the proposal. The Planning Division will follow the City adoption process for zoning map amendments which includes citizen input and public hearings with the Planning Commission and City Council.

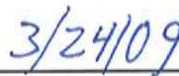
If you have any questions, please contact me.

Thank you.

***Concurrence to initiate the rezoning petition as noted above.***



**Ralph Becker, Mayor**



**Date**



